



Town • Country • Coast



Calstock Road  
Gunnislake

Guide Price £395,000



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# Calstock Road

## Gunnislake

Set in the very heart of the village, a beautifully renovated 19th Century period cottage, having been sympathetically extended in the 1980s, combining character and contemporary. Offering three double bedrooms, delightful gardens, parking for three vehicles and the benefit of a detached one bedroom Log Cabin.

The cottage is approached from the driveway, steps lead up to the gardens, outbuildings and Log Cabin. Oak internal doors, comprising entrance hall, with stairs to first floor, useful downstairs cloakroom, door to a superbly fitted Oak Howdens 'Sage' kitchen with range of wall and base units, solid oak worktops, 1.5 bowl ceramic sink, wine rack, pull out spice rack, integrated fridge freezer and an electric range cooker with induction hob and tiled recessed splashback, with extractor over. A door then leads into a generous yet cosy double aspect sitting room, with impressive exposed stone fireplace housing a woodburning stove. Sliding patio doors lead into a conservatory, overlooking cottage style garden and pond.

The first floor landing has access to a recently re-insulated and boarded loft. Doors to three double bedrooms, one with a range of built-in wardrobes, together with a luxury family bathroom comprising bath, WC, basin and a shower cubicle with mains fed shower.

Driveway parking for at least three vehicles lead up to a detached stone outbuilding, useful for logs and storage. The Cabin is a stunning bespoke Canadian Larch log cabin, purpose built to provide ancillary accommodation and could be used for a variety of uses, subject to any necessary consents. Offering one double bedroom, luxury shower room, entrance hall with plumbing for white goods and a superb open plan living, kitchen and dining area, with vaulted ceiling and patio doors onto a decked terrace to enjoy the views over the Tamar Valley.

Lawned gardens with extensive decked terrace, further outbuilding used as a utility room, cottage garden and ornamental pond.





**Entrance Hall**

**Cloakroom**

**Kitchen/Diner**  
13'1" x 11'5" (4.01m x 3.48m )

**Sitting Room**  
18'11" x 10'3" (5.77m x 3.14m)

**Conservatory**  
13'1" x 7'10" (4.00m x 2.41m)

**First Floor Landing**

**Bedroom 1**  
11'6" x 9'6" (3.51m x 2.92m)

**Bedroom 2**  
10'3" x 10'0" (3.14m x 3.07m)

**Bedroom 3**  
10'3" x 8'2" (3.14m x 2.50m)

**Bathroom**  
10'9" max x 7'1" max (3.30m max x 2.17m max)

**THE CABIN**

**Cabin Entrance Hall/Utility**  
10'11" x 5'3" (3.34m x 1.62m)

**Cabin Living Room & Kitchen**  
17'1" x 17'0" (5.21m x 5.20m)

**Cabin Bedroom**  
10'10" x 11'1" (3.31m x 3.40m)

**Cabin Shower Room**  
6'9" x 6'1" (2.07m x 1.87)

**Services**  
Mains Electricity, Water, Gas and Drainage

**EPC**  
D66

**Tenure**  
Freehold

**Local Authority**  
Cornwall Council, Tax Band - Main House C and The Cabin B.

**Situation**  
The village of Gunnislake features a selection of local shops including a Post Office, General Store, Doctor's Surgery, Café and public houses and a primary school. There is a train station approximately a mile from the village with links into the City of Plymouth and the Tamar Valley is well known for its wonderful scenery and community. The nearest town is Tavistock which features a thriving town centre, supermarkets, schooling and is the gateway to Dartmoor National Park.

**Directions**  
From Tavistock, take the A390 out towards Gunnislake. As you cross the bridge, head up the hill into the village and at the traffic lights turn immediately left into Under Road. Follow this road as it does down the hill the parking to the property will be found on the right hand side where you will see The Cabin.



## Floor Plan



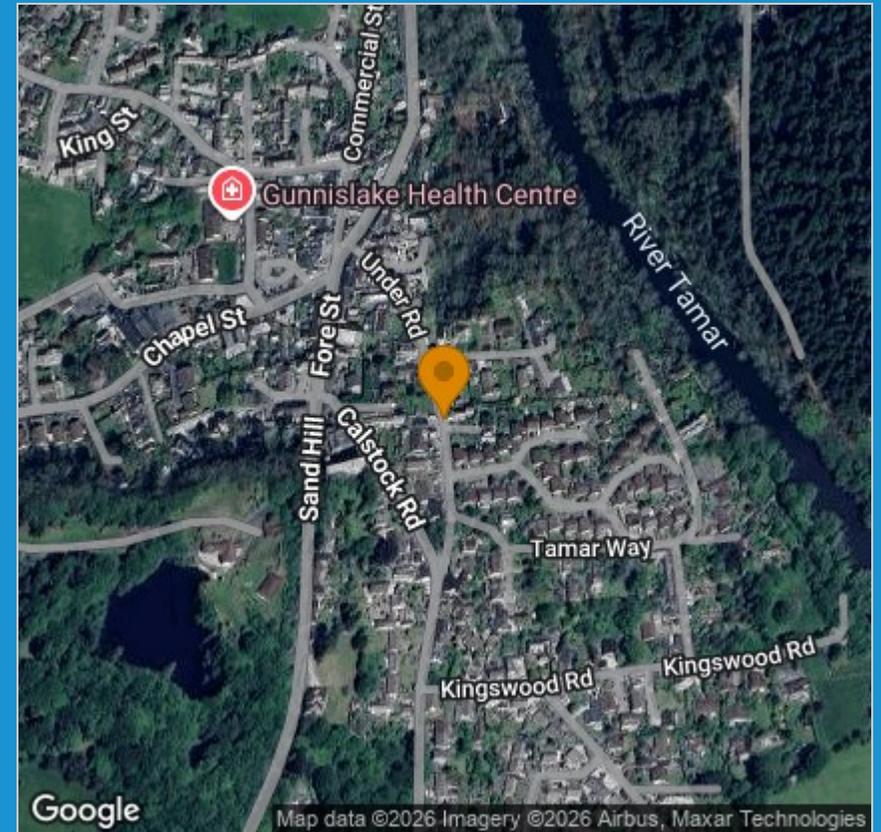
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

